

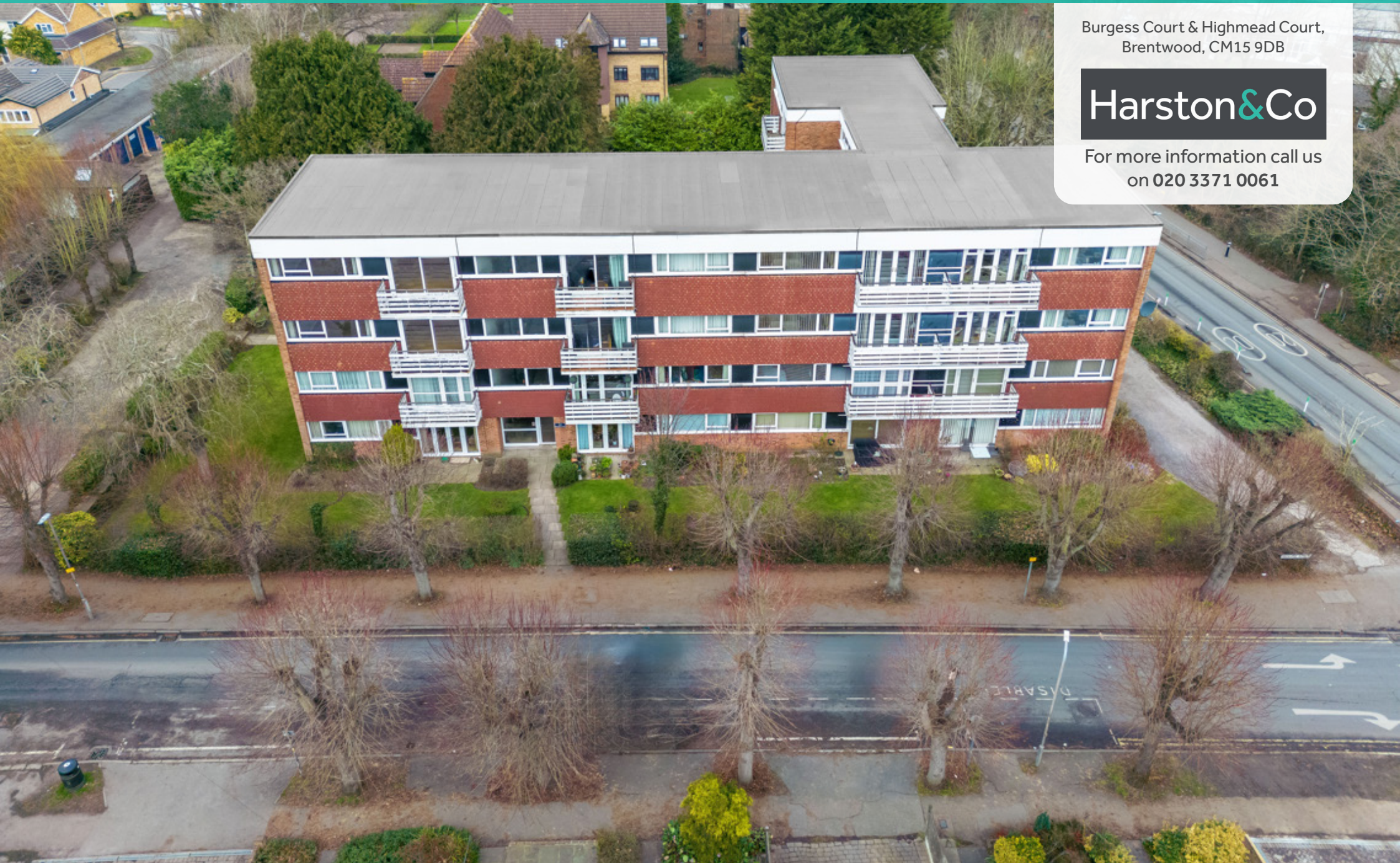
Residential Development - Brentwood, CM15

FOR SALE

Burgess Court & Highmead Court,
Brentwood, CM15 9DB

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Consented airspace development with prior approval to provide a total of 14 x apartments (8 x 1 bed & 6 x 2 bed)
- Located in Brentwood, a popular commuter suburb, approximately 0.9 miles from Brentwood station (Elizabeth Line)
- The development provides a total of 8,232 square feet (765 square metres) of accommodation
- Offers are invited in excess of £800,000, subject to contract

Location

The development is split across 2 blocks located on Burland Road and Sawyers Hall Lane in Brentwood, CM15. Brentwood is a popular commuter town 20 miles north-east of London. Brentwood benefits from excellent road connections, being very close to the M25 (junction 28), A12, and A127. Brentwood train station, which is on the Elizabeth Line, is approximately 0.9 miles from the property and provides a regular service into central London.

Please note all times and distances given are approximate only.

Development

The development benefits from 2 separate prior approvals described as follows:

Burgess Court

An application for prior notification was submitted to Brentwood Borough Council under reference 24/01290/PHNF for the construction of one additional storey to provide an additional 8 flats on an existing detached block. Prior approval was granted 14 January 2025.

We are informed that the development is subject to an approximate CIL payment for £106,750. There will be no S106 payment due.

Highmead Court

An application for prior notification was submitted to Brentwood Borough Council under reference 23/01390/PHNF for the construction of an additional storey to form new residential accommodation, comprising of 6 flats on an existing detached block of flats, including additional parking, cycle parking and refuse storage. The application was refused. The application was subsequently allowed under appeal and prior approval granted on 7 November 2024. Appeal reference APP/H1515/W/24/3337230.

We are informed that the development is subject to an approximate CIL payment for £84,500. There will be no S106 payment due.

All interested parties are advised to confirm the CIL payments that are due with the local authority.

Terms

Offers are invited in excess of £800,000, subject to contract.

Tenure

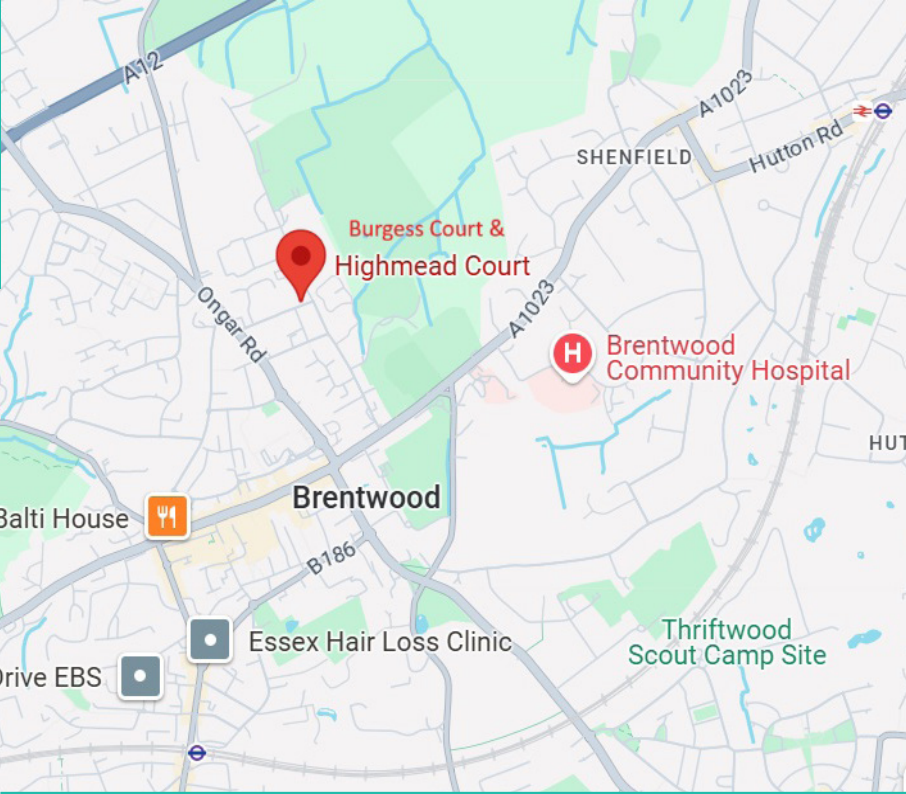
The property will be sold with full vacant possession. A new lease is to be granted will full development rights to implement the respective consents.

VAT

It is understood that the property has not been elected for VAT.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



Price: Offers in excess of £800,000



[harstonandco.co.uk](https://www.harstonandco.co.uk)
020 3371 0061
info@harstonandco.co.uk
[in](#) [tw](#) [@](#) @harstonandco

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Proposed Accommodation Schedule

Burgess Court


| Unit | Size (sq m) | Size (sq ft) | Beds | Floor |
|--------------|-------------|--------------|------|-------|
| 19 | 50 | 538 | 1B2P | Third |
| 20 | 40 | 430 | 1B1P | Third |
| 21 | 51 | 549 | 1B2P | Third |
| 22 | 51 | 549 | 1B2P | Third |
| 23 | 50 | 538 | 1B2P | Third |
| 24 | 54 | 581 | 1B2P | Third |
| 25 | 64 | 689 | 2B3P | Third |
| 26 | 67 | 721 | 2B3P | Third |
| | | | | |
| Total | 427 | 4,595 | | |

Highmead Court

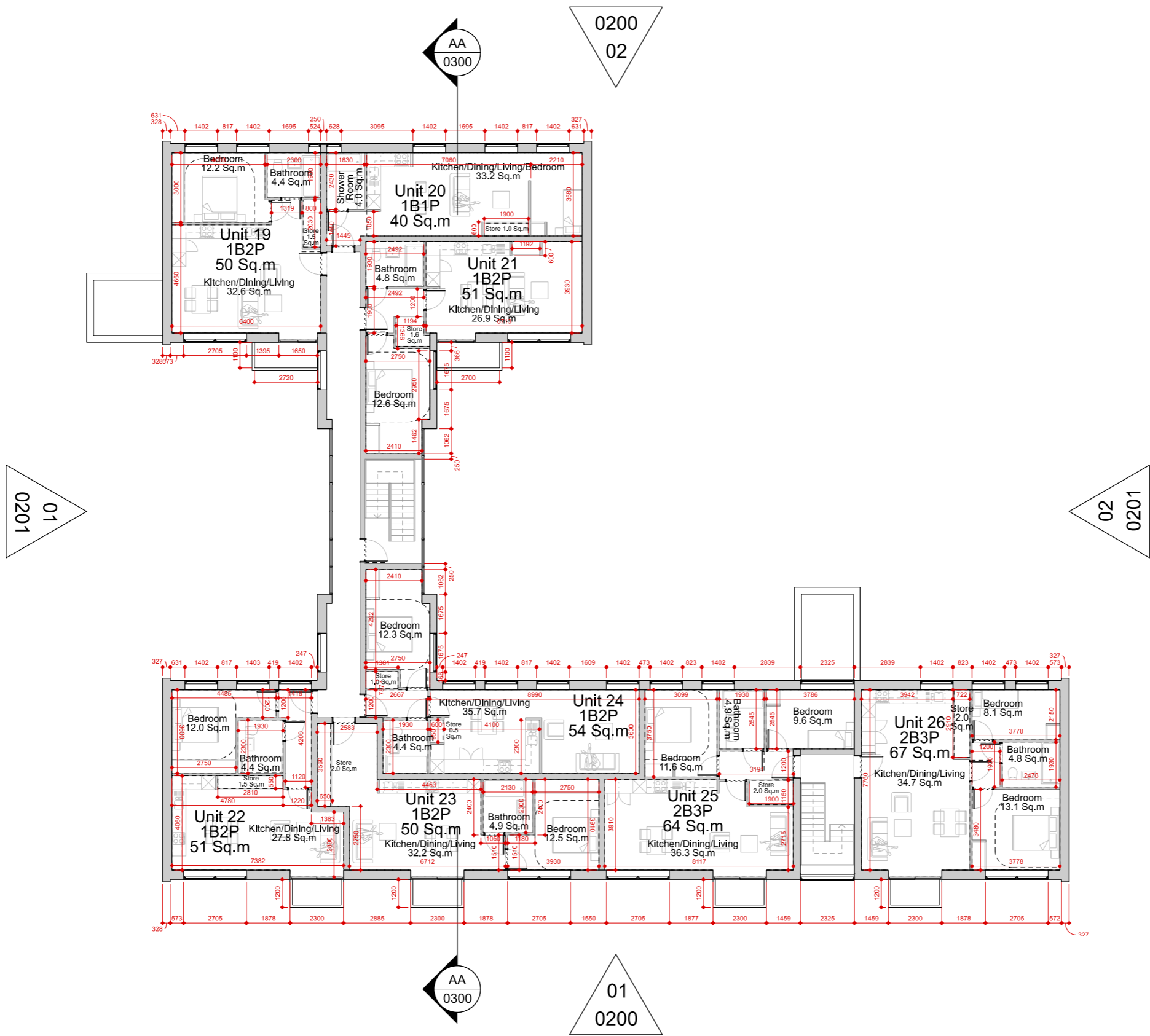
| Unit | Size (sq m) | Size (sq ft) | Beds | Floor |
|--------------|-------------|--------------|-------|-------|
| 16 | 61 | 656 | 2BP3P | Third |
| 17 | 37 | 398 | 1B1P | Third |
| 18 | 50 | 538 | 1B2P | Third |
| 19 | 61 | 656 | 2B3P | Third |
| 20 | 61 | 656 | 2B3P | Third |
| 21 | 68 | 732 | 2B3P | Third |
| | | | | |
| Total | 338 | 3,637 | | |



The red line outlining the site is for indicative purposes only. All interested parties are advised to rely on their own investigations.

| |
|---|
|  DRAWING SERVICES LTD |
| AJK Drawing Services Ltd. 94 Potters Field Harlow Essex CM17 9DA tel; 07985-425446, 01279-498371 john.klement@ajk-surveying.com |
| Date: 21st July 2025 |
| Drafted by: J. Klement LLB(Hons) Grad Dip |
| Project: Title plan |
| Property details: Highmead & Burgess Court Brentwood Essex CM15 9DB & CM15 9BL |
| Scale 1:1250@A3 |
| Drawing No:HBC-01/01 |
| ©AJK Drawing services Ltd |

0 1m 5m



P1 07/11/23 Planning Issue
Revision Date Description

© copyright Wilmshurst Pelleriti, all rights reserved 2023

Do not scale-off this drawing. Wilmshurst Pelleriti take no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance may be placed on such dimensions, if no dimension is given, it is the responsibility of the recipient to ascertain the dimension specifically from the Architect or by site measurement.

The sizing of all structural and service elements must always be checked against the relevant engineers drawings. No reliance should be placed upon sizing information shown on this drawing.

Project
J788 - Medina - Burgess Court
Burland Road, Brentwood, Essex, CM15 9BL

Drawing Title
Proposed
Third Floor Plan

| Drawing Number | Revision |
|----------------|----------|
| WP-0788-A-0103 | P1 |

| Scale @ A3 | Revision Date |
|------------|---------------|
| 1:200 | 07/11/23 |

Drawing Purpose
Permitted Development

WIMSHURST PELLERITI

The Mews,
6 Putney Common, SW15 1HL

0208 780 2206
Info@wp.uk.com
wilmshurst-pelleriti.com



0 1m 5m



0200
02

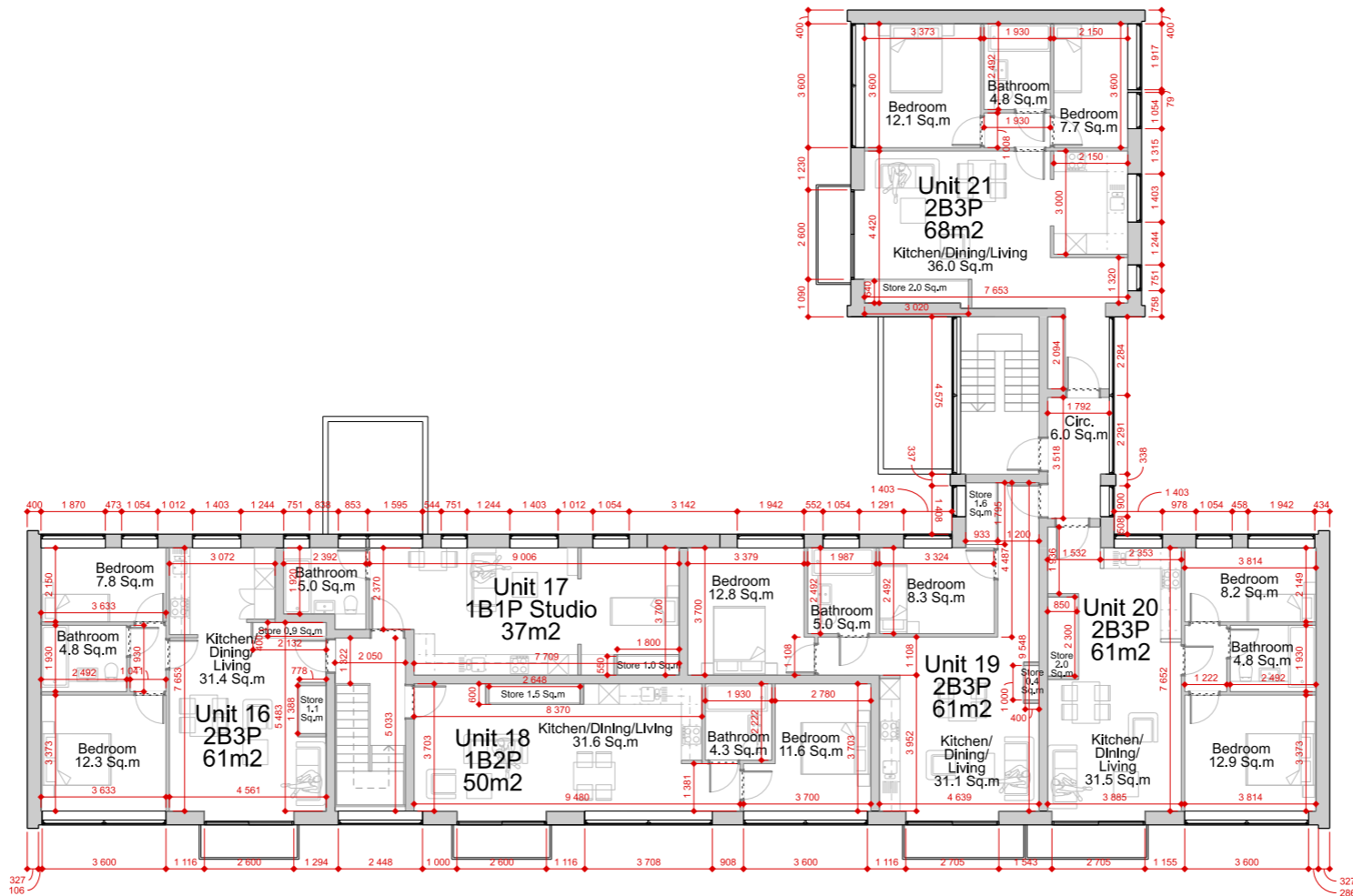
01
0201

02
0201

AA
0300

AA
0300

01
0200



P1 07/11/23 Planning Issue

© copyright Wilmshurst Pelleriti, all rights reserved 2023

Do not scale-off this drawing. Wilmshurst Pelleriti take no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance may be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to ascertain the dimension specifically from the Architect or by site measurement.

The sizing of all structural and service elements must always be checked against the relevant engineers drawings. No reliance should be placed upon sizing information shown on this drawing.

Project
Highmead Court
Sawyers Hall Ln, Brentwood, CM15 9DB

Drawing Title
Proposed
Third Floor Plan

| Drawing Number | Revision |
|----------------|----------|
| WP-0790-A-0103 | P1 |

| Scale @ A3 | Revision Date |
|------------|---------------|
| 1:200 | 07/11/23 |

Drawing Purpose
Permitted Development

WIMSHURST PELLERITI

The Mews,
6 Putney Common, SW15 1HL

0208 780 2206
Info@wp.uk.com
wilmshurst-pelleriti.com